

## 2007-R-080

Property Owner: Barbara J. Holcombe

Agent: Angie J. Jones (Locklin, Jones, & Saba)

Existing Zoning: RR1 (Rural Residential District)

Proposed Zoning: M1 (Restricted Industrial District)

Existing FLUM: Single Family Residential

Proposed FLUM: Industrial

# STAFF ANALYSIS

## Part I. General Information:

**Applicant:** Barbara J. Holcombe

**Agent:** Angie J. Jones (Locklin, Jones, & Saba)

**Project Location:** 5750 Admirals Road, Milton

**Parcel Number:** APO 19-1N-28-0110-00000-1590

**Parcel Size:** .68 (+/-) acres

**Purpose:** Industrial and/or commercial endeavors

**Requested Action:** (1) Amendment of the Land Development Code Official Zoning Map changing the zoning district **from RR1 to M1** and,  
(2) Small scale amendment of the Comprehensive Plan Future Land Use Map changing the future land use designation **from Single Family Residential to Industrial**.

**Existing Zoning Description:** RR-1 (Rural Residential Single Family District) allows detached single family residential structures, group homes, and accessory structures and facilities. Mobile homes are prohibited. Maximum allowable density = 2 du's per acre.

**Proposed Zoning Description:** Restricted Industrial (M1) zoning district allows for a limited range of Industrial and related uses which conform to a high level of Performance Standards.

The uses which this district is designed to accommodate include general assembly, warehousing and distribution activities. In addition, major repair and service activities, as well as limited impact manufacturing activities. Residential development is excluded from this district, both to protect residences from an undesirable environment and to ensure the preservation of adequate areas for industrial development. One single family dwelling unit, occupied by the owner or an employee of the principal use, is permitted for security purposes.

**Existing FLUM:** Single Family Residential

**Proposed FLUM:** Industrial

**Current Use of Land:** Single Family Residential

**Surrounding Zoning:** Half of the subject parcel is currently M1 (Restricted Industrial) as well as the area located north. RR1 (Rural Residential District) is located south and east of the subject site. HCD (Highway Commercial Development) is located north and south along Avalon Boulevard.

**Rezoning History:** In 1993, 37 acres adjacent south and east of the subject site were rezoned to RR1 (Rural Residential District) from a mixture of HCD (Highway Commercial Development District) and M1 (Restricted Industrial).

**Part II. Data and Analysis** (Consistency with the Santa Rosa County Comprehensive Plan):

**A. Infrastructure Availability:**

**(1) Predicted Maximum Roadway Impact:**

The applicant has not provided information as to the type of development proposed. The current zoning could produce approximately 1 peak hour peak direction vehicle trips onto Avalon Boulevard as a worst case scenario using the entire .68 acre site. The proposed development could produce approximately 2 peak hour peak direction vehicle trips onto Avalon Boulevard as a worst case scenario using the entire .68 acre site. The overall net affect upon the roadway is 1 peak hour peak direction vehicle trips. Rated at LOS Standard "D", this segment of Avalon Boulevard currently has a negative capacity of 56 trips; however the northern segment of Avalon Blvd from Mulat Road to Highway 90 has an available capacity of 66 peak hour peak direction vehicle trips thus indicates available capacity for the proposed zoning and is not expected to decrease the LOS below its current "D" Standard. Overall roadway network plans that include adoption of a long range concurrency management plan are being considered by the County. Additionally, the applicant may provide a detailed traffic study indicating capacity. Specific traffic computations are provided as an appendix to this analysis.

**(2) Potable Water:**

Pace Water System

Maximum Capacity:	11.088 million gallons per day
Average Flow:	3.445 million gallons per day

A letter provided by the applicant from Pace Water Systems, Inc. indicates that water is available. The proposed amendment is not expected to create capacity problems for the Pace Water System.

**(3) Sanitary Sewer:**

A letter provided by the applicant from Pace Water Systems, Inc. indicates that sewer is not available at the available location; however, staff records indicate that sanitary sewer is located along Avalon Boulevard.

**(4) Solid Waste:**

The applicant indicates a private hauler will be used to transport solid waste from the site. Currently the landfill has approximately 52% of the permitted airspace remaining. Based on estimated population projections, the remaining life of this airspace is approximately 30 years.

**(5) Parks, Recreation and Open Space:**

A rezoning to M-1 would not increase demand on recreation facilities.

**B. Compatibility:**

Policy 5.1.C.8 of the Comprehensive Plan states:

*"the County shall continue to utilize the Future Land Use Map amendment, rezoning, conditional use and special exception approval process to assure that new proposed land uses are compatible with existing residential uses, and will not significantly contribute to the degradation of residential neighborhoods."*

The property appraiser's assessment of the existing land use indicates a variety of industrial, commercial, and vacant properties north and west of the site. Single family residences are located south and east of the property. The proposed zoning would degrade residential neighborhoods in the vicinity; therefore, this request is thus inconsistent with this policy.

**C. Suitability:**

Policy 3.1.E.6 of the Comprehensive Plan states:

*"the County shall use the latest version of the Flood Damage Prevention Ordinance promulgated by the FEMA to determine the location of the 100-year floodplain and flood prone areas and development shall be limited in those areas, consistent with FEMA requirements."*

This rezoning request is located within a FEMA Zone "X", which means an area determined to be outside the 500-year floodplain. The National Wetlands Inventory Map indicates there are no wetlands on this site. This request is thus consistent with this policy.

**D. Urban Sprawl**

Policy 3.1.G.4 of the Comprehensive Plan states:

*"no future land use category may be changed and no rezoning may be approved unless a finding is made that the change in land use or land use classification or zoning category will promote compact development and discourage urban sprawl. The Santa Rosa County Board of County Commissioners shall be responsible for making such finding upon receipt of a report from the LPA."*

This rezoning application would not result in a finding of urban sprawl under the proposed Restricted Industrial (M1) zoning classification. The request is, therefore, consistent with this policy.



## 2007-R-080 Traffic Analysis Append

### For the RR1 estimation:

#### Single Family Detached Housing (210)

.68 acres x 2 du's/acre = 1.36 possible units  
Average Rate:  $1.01 \times 1.36 = 1.37$  Average Daily Trips  
D Factor: 0.603:  $1.37 \times 0.603 = .826$  Peak Hour Direction Trips  
Driveway %:  $0.63 \times .826 = .52$  Peak Hour Direction Trips  
New Trip % = 100%;  $.52 \times 1.00 = .52$  New Peak Hour Direction Trips

Selection of the ITE data plot (210) for Single Family Detached Housing was made because this was the worst case scenario or the maximum allowable level of development intensity within the zoning district. The independent variable (Dwelling Units) was chosen in accordance with professionally accepted practices: there was a coefficient of determination of 0.91 for this data plot; the standard deviation of 1.05; and there was a large sample size (302 studies).

### For the M1 estimation:

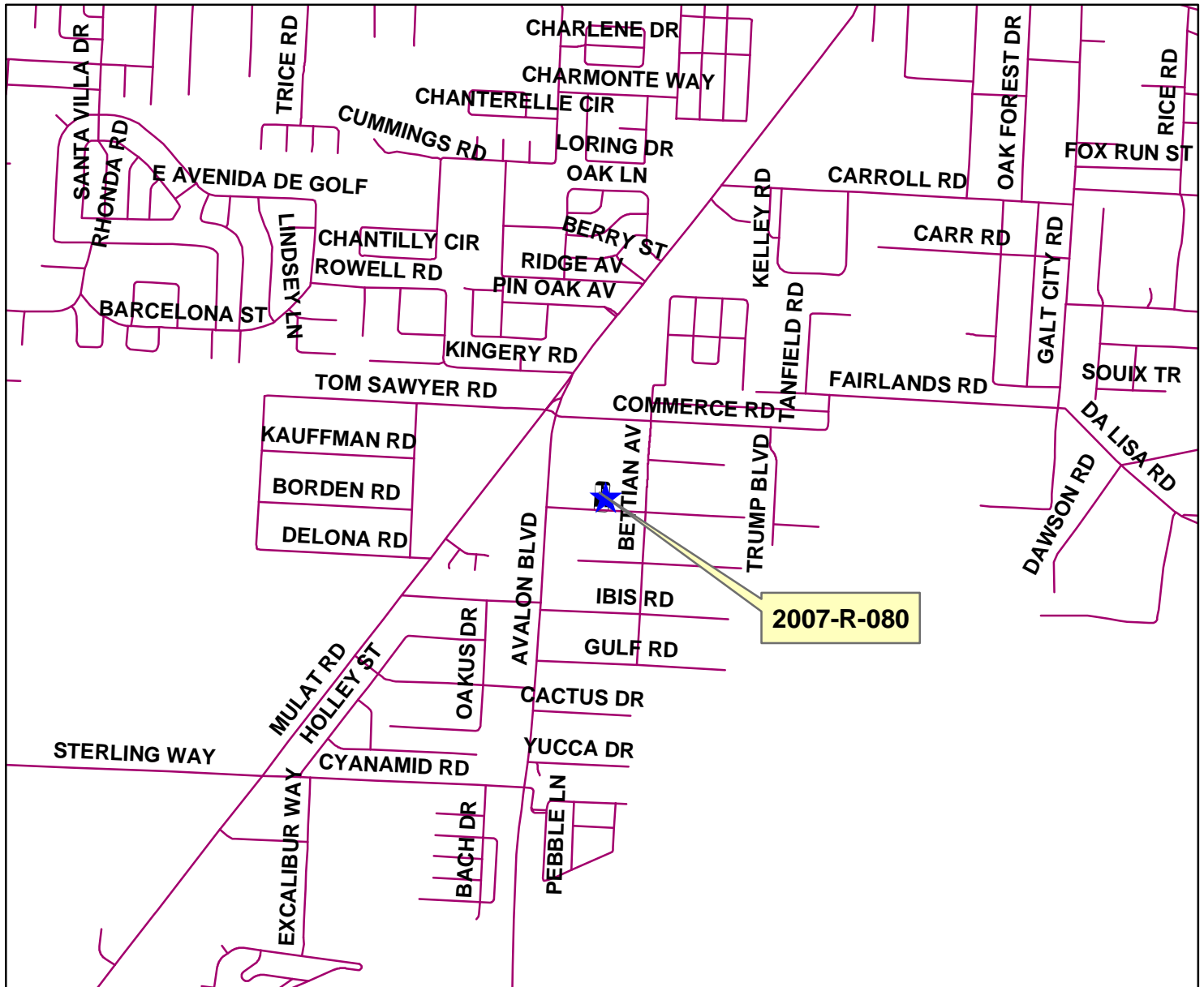
#### General Industrial (110)

Area of Site: .68 acres  
ITE Average Rate:  $.68/\text{acre} (.68 \times 7.96 = 5.41)$  Average Daily Trips  
D Factor: 0.603:  $5.41 \times 0.603 = 3.26$  Peak Hour Direction Trips  
Driveway %:  $0.83 \times 3.26 = 2.70$  Peak Hour Direction Trips  
New Trip % = 92% ( $2.70 \times .92 = 2.49$  New Peak Hour Direction Trips)

Trip Generation for General Light Industrial (110) was made because the applicant has not provided information as to the type of development proposed. There was a coefficient of determination of 0.57 for this data; the standard deviation was 6.46; and there was a small sample size of 19 studies.

Y:\PlanZone\2007 CPA & Rezonings\INDIVIDUAL PROJECTS for 2007\07-R-080; AJones, Holcombe; SSA SFR to I; Rezone RR1 to M1 (.68 acres)\2007-R-080 Traffic Analysis Append.doc

# Location Map (2007-R-080)



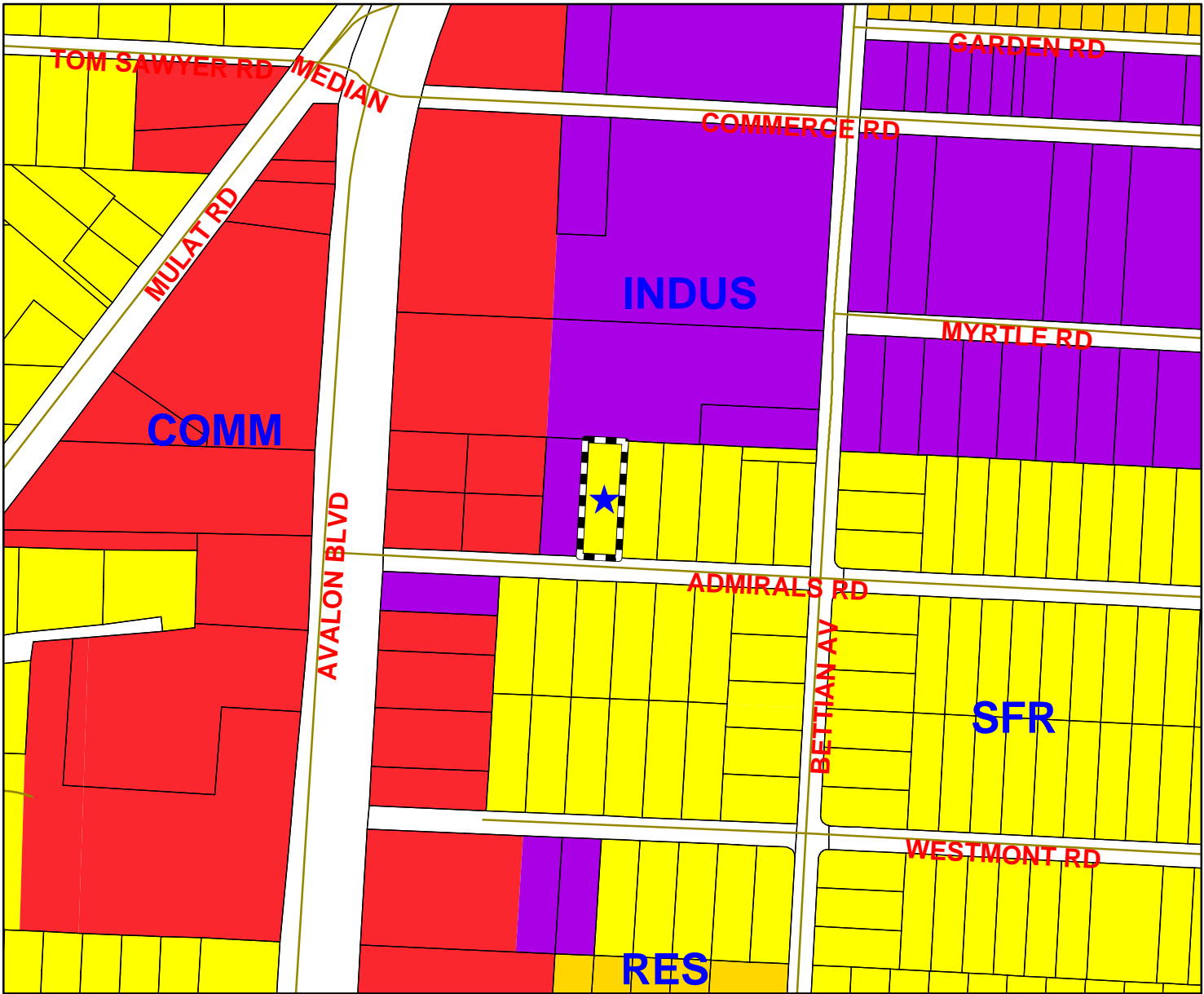
1 inch equals 2,000 feet



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# Future Land Use (2007-R-080)



1 inch equals 400 feet

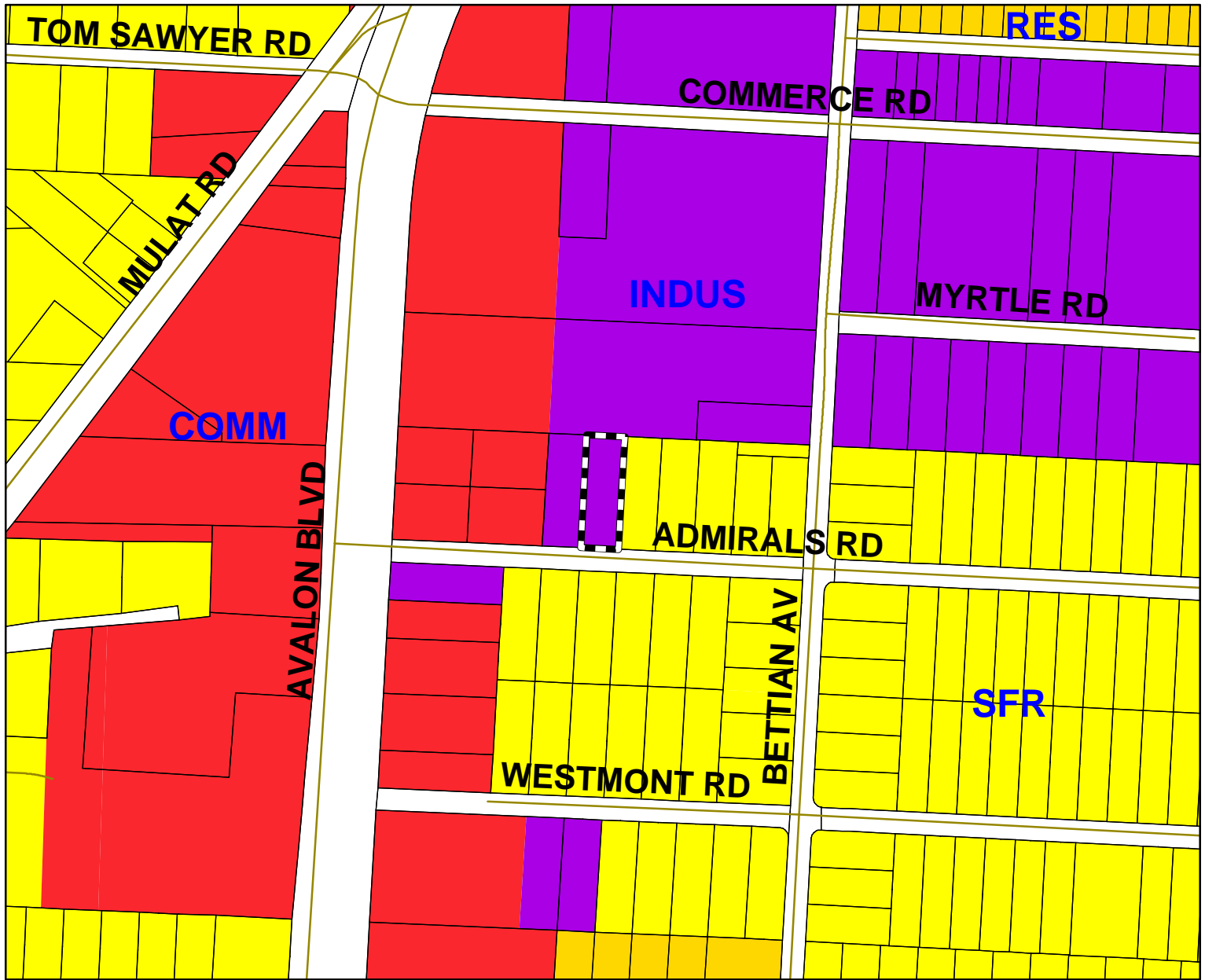


## Legend

Streets	GP SINGLE FAMILY RESIDENTIAL (GPSFR)	NAVARRE BEACH MEDIUM DENSITY RESIDENTIAL (NBMDR)
07-R-080 Rezoning	GP RURAL RESIDENTIAL (GPRR)	NAVARRE BEACH MEDIUM/HIGH DENSITY RESIDENTIAL (NBMDR)
Parcels	BAGDAD HISTORIC DISTRICT (HIS)	NAVARRE BEACH HIGH DENSITY RESIDENTIAL (NBHDR)
<b>FLUM</b>	INDUSTRIAL (INDUS)	NAVARRE BEACH MIXED RESIDENTIAL/COMMERCIAL (NBMR)
AGRICULTURE (AG)	MARINA (MARINA)	NAVARRE BEACH UTILITIES (NBU)
SINGLE FAMILY RESIDENTIAL (SFR)	MILITARY (MIL)	CITY
MEDIUM DENSITY RESIDENTIAL	MIXED RESIDENTIAL COMMERCIAL (MRC)	RAIL
RESIDENTIAL (RES)	NAVARRE BEACH COMMERCIAL (NBComm)	WATER
COMMERCIAL (COMM)	NAVARRE BEACH LOW DENSITY RESIDENTIAL (NBLDR)	
CONSERVATION/RECREATION (CON/REC)		

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# Proposed Future Land Use Map (2007-R-080)



1 inch equals 400 feet



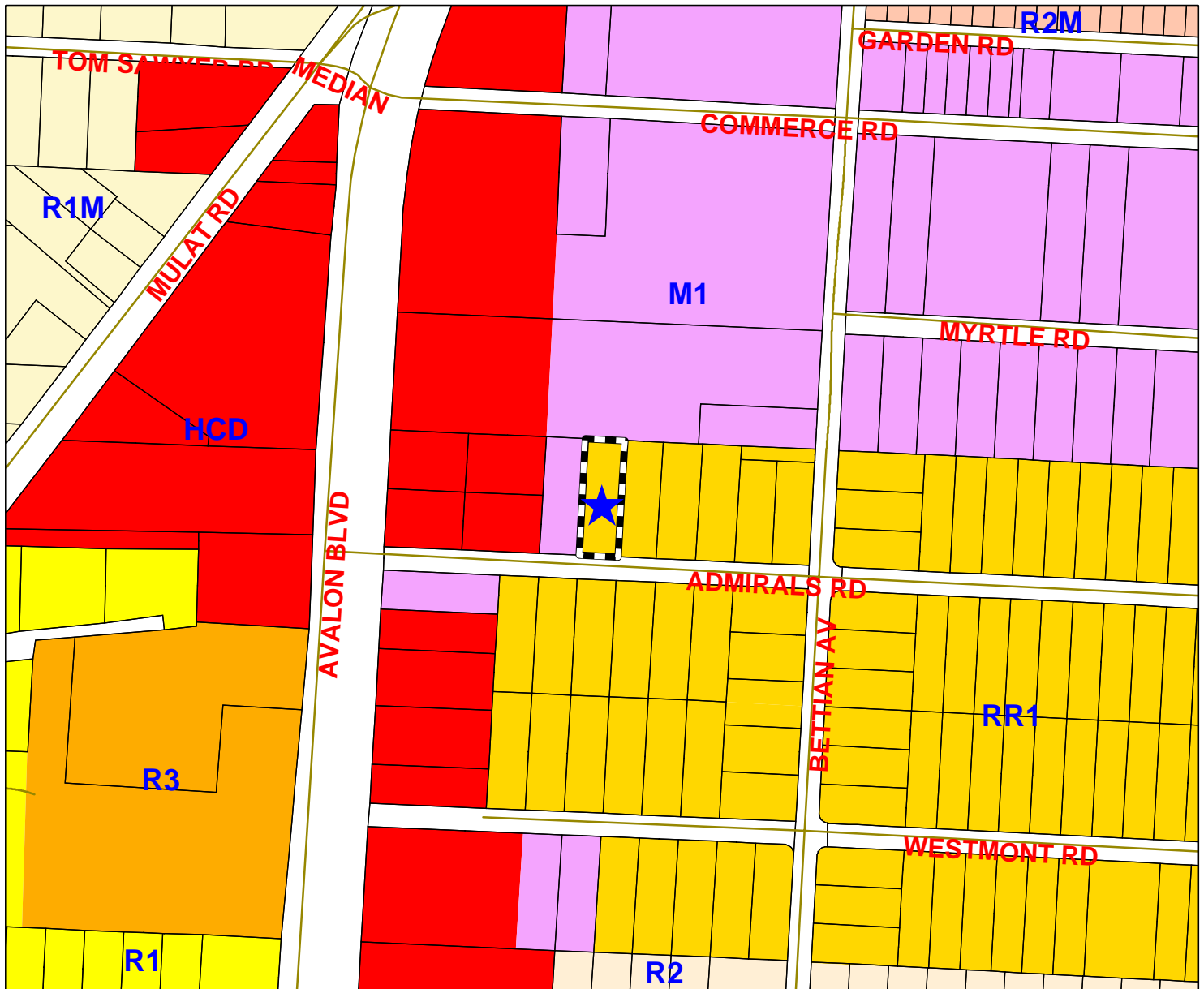
## Legend

Streets	CONSERVATION/RECREATION (CON/REC)	NAVARRE BEACH LOW DENSITY RESIDENTIAL (NBLDR)
07-R-080 Rezoning	GP SINGLE FAMILY RESIDENTIAL (GPSFR)	NAVARRE BEACH MEDIUM DENSITY RESIDENTIAL (NBMDR)
Parcels	GP RURAL RESIDENTIAL (GPRR)	NAVARRE BEACH MEDIUM/HIGH DENSITY RESIDENTIAL (NBMDHR)
<b>FLUM</b>	BAGDAD HISTORIC DISTRICT (HIS)	NAVARRE BEACH HIGH DENSITY RESIDENTIAL (NBHDR)
AGRICULTURE (AG)	INDUSTRIAL (INDUS)	NAVARRE BEACH MIXED RESIDENTIAL/COMMERCIAL (NBMRC)
SINGLE FAMILY RESIDENTIAL (SFR)	MARINA (MARINA)	NAVARRE BEACH UTILITIES (NBU)
MEDIUM DENSITY RESIDENTIAL	MILITARY (MIL)	CITY
RESIDENTIAL (RES)	MIXED RESIDENTIAL COMMERCIAL (MRC)	RAIL
COMMERCIAL (COMM)	NAVARRE BEACH COMMERCIAL (NBCOMM)	WATER

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# Current Zoning (2007-R-080)



1 inch equals 400 feet



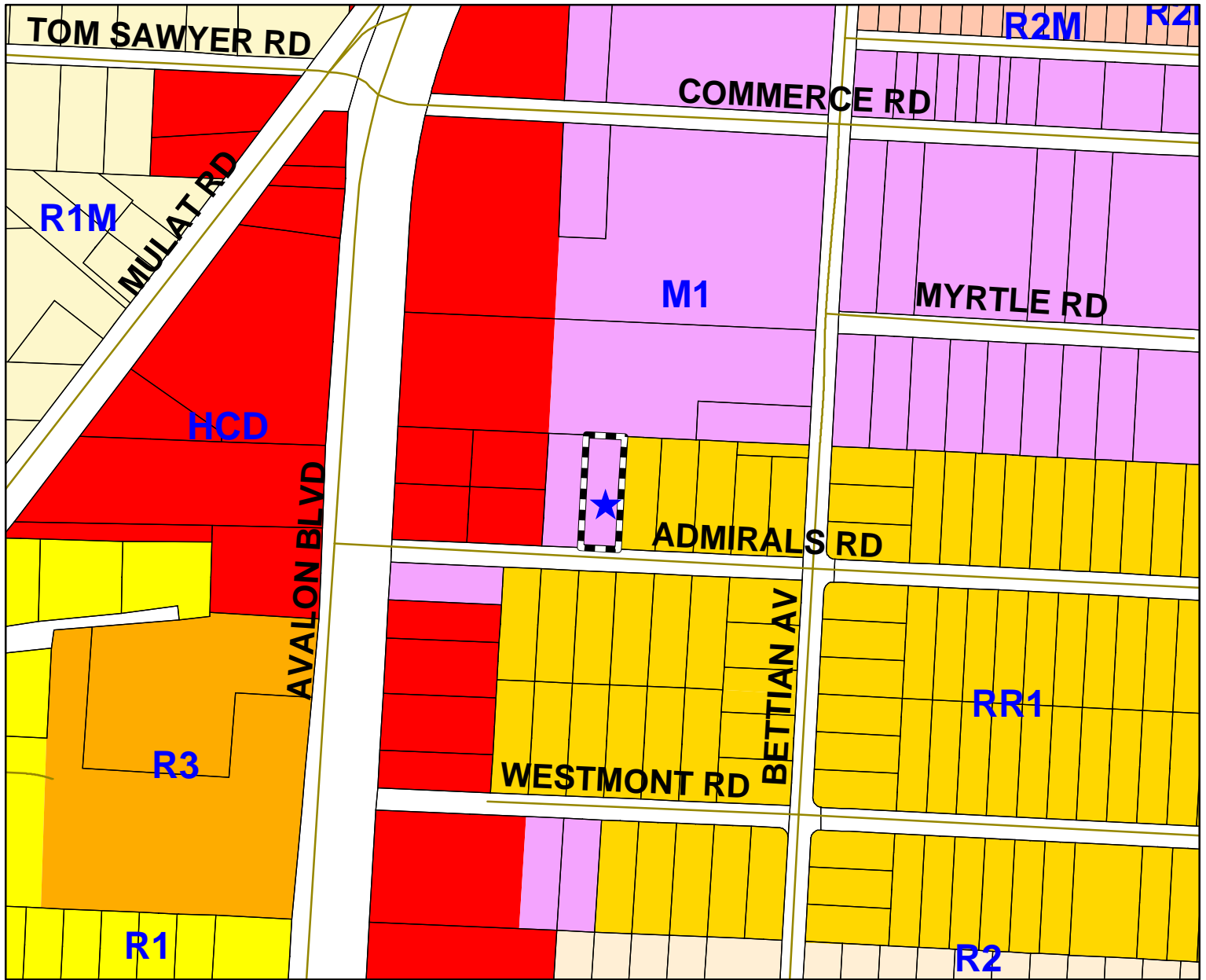
## Legend

Streets	Historical/Multiple Family (HR-2)	Mixed Residential Subdivision (R-1M)	Navarre Beach - Planned Mixed Use Development
07-R-080 Rezoning	Restricted Industrial (M-1)	Medium Density Residential (R-2)	Navarre Beach - Conservation/Recreation
Parcels	General Industrial (M-2)	Medium Density Mixed Residential (R-2M)	Navarre Beach - Single Family
<b>Zoning District</b>	PID	Medium High Density Residential (R-3)	Navarre Beach - Medium High Density
Agriculture/Rural Residential (AG)	Neighborhood Commercial (NC)	Rural Residential Single Family (RR-1)	Navarre Beach - Utilities
Agriculture (AG2)	Passive Park (P-1)	Town Center 1 (TC1)	State
Marina (C-1M)	Active Park (P-2)	Town Center 2 (TC2)	Right of Ways
Marina and Yacht Club (C-2M)	Planned Business District (PBD)	Navarre Beach - Commercial	Military
Historical/Commercial (HC-1)	Planned Unit Development (PUD)	Hotel - Navarre Beach	Water
Highway Commercial Development (HCD)	Single Family Residential (R-1)	Navarre Beach - High Density	Municipal Boundaries
Historical/Single Family (HR-1)	Single Family Residential (R-1A)	Navarre Beach -Medium Density	

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# Proposed Zoning Map (2007-R-080)



1 inch equals 400 feet



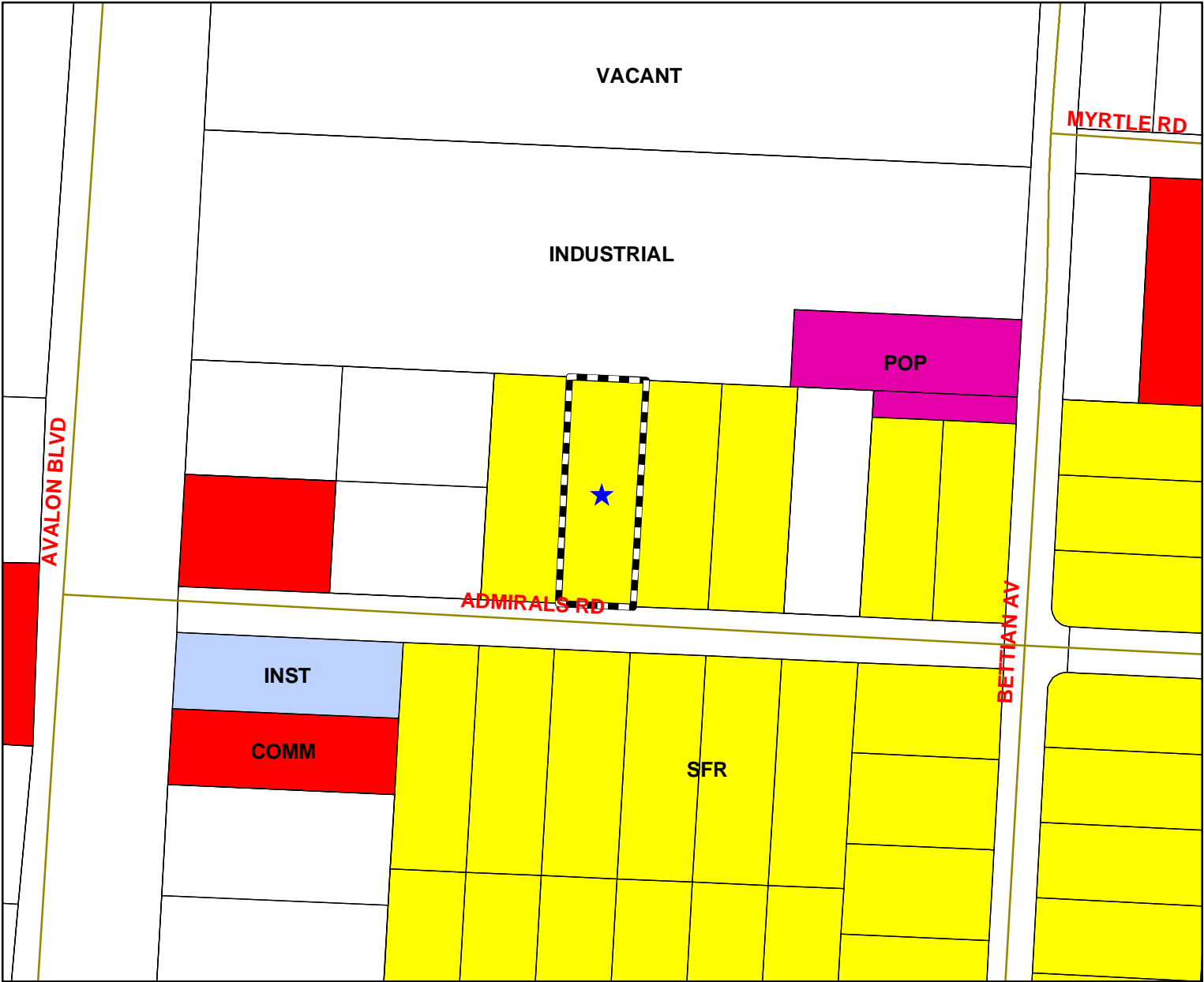
## Legend

Streets	Historical/Multiple Family (HR-2)	Mixed Residential Subdivision (R-1M)	Navarre Beach - Planned Mixed Use Development
07-R-080 Rezoning	Restricted Industrial (M-1)	Medium Density Residential (R-2)	Navarre Beach - Conservation/Recreation
Parcels	General Industrial (M-2)	Medium Density Mixed Residential (R-2M)	Navarre Beach - Single Family
<b>Zoning District</b>	PID	Medium High Density Residential (R-3)	Navarre Beach - Medium High Density
Agriculture/Rural Residential (AG)	Neighborhood Commercial (NC)	Rural Residential Single Family (RR-1)	Navarre Beach - Utilities
Agriculture (AG2)	Passive Park (P-1)	Town Center 1 (TC1)	State
Marina (C-1M)	Active Park (P-2)	Town Center 2 (TC2)	Right of Ways
Marina and Yacht Club (C-2M)	Planned Business District (PBD)	Navarre Beach - Commercial	Military
Historical/Commercial (HC-1)	Planned Unit Development (PUD)	Hotel - Navarre Beach	Water
Highway Commercial Development (HCD)	Single Family Residential (R-1)	Navarre Beach - High Density	Municipal Boundaries
Historical/Single Family (HR-1)	Single Family Residential (R-1A)	Navarre Beach -Medium Density	

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# Existing Land Use Map (2007-R-080)



1 inch equals 200 feet



## Legend

 Streets	 City	 Recreation/Open Space
 07-R-080 Rezoning	 Commercial	 Right of Way
 Parcels	 Institutional	 Single Family Residential
<b>ELUM</b>	 Military	 Silviculture
<b>CATEGORY</b>	 Mixed Residential/Commercial	 Unknown
 Agriculture	 Office	 Vacant
 Agriculture Homestead	 Public Owned Property	 Water
 Condo/Townhomes	 Recreation/Commercial	

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# Aerial (2007-R-080)



1 inch equals 200 feet



## Legend

-  Streets
-  07-R-080 Rezoning
-  Parcels

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